

120.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

693,400 / 693,400

USE VALUE:

693,400 / 693,400

ASSESSED:

693,400 / 693,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
139		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FITZPATRICK JAMES M JR	
Owner 2: CHINAL LISA	
Owner 3:	

Street 1: 139 WINCHESTER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FORGIONE LUIGI/MARY -

Owner 2: -

Street 1: 139 WINCHESTER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,959 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1663 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8959		Sq. Ft.	Site		0	70.	0.77	5									482,138						482,100	

1 of 1

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User Acct	77437
GIS Ref	
GIS Ref	
Insp Date	
11/24/18	

USER DEFINED	!9299!
Prior Id # 1:	77437
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	23:47:52
LAST REV	
Date	Time
09/03/19	11:44:09
apro	
9299	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 120.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,300	0	8,959.	482,100	693,400	693,400	Year End Roll	12/18/2019
2019	101	FV	192,100	0	8,959.	489,000	681,100	681,100	Year End Roll	1/3/2019
2018	101	FV	192,100	0	8,959.	365,000	557,100	557,100	Year End Roll	12/20/2017
2017	101	FV	192,100	0	8,959.	330,600	522,700	522,700	Year End Roll	1/3/2017
2016	101	FV	192,100	0	8,959.	316,800	508,900	508,900	Year End	1/4/2016
2015	101	FV	191,100	0	8,959.	268,600	459,700	459,700	Year End Roll	12/11/2014
2014	101	FV	191,100	0	8,959.	254,800	445,900	445,900	Year End Roll	12/16/2013
2013	101	FV	191,100	0	8,959.	242,400	433,500	433,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORGIONE LUIGI/	44521-540		1/21/2005		453,000	No	No		
KELLY ELENA R	44068-441		11/10/2004	Family		1	No	No	
	11700-343		6/27/1969			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2008	1378	Redo Bat	5,700					

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Info At Door	189	PATRIOT
6/25/2007	MLS	HC	Helen Chinal
3/23/2000	Inspected	264	PATRIOT
2/15/2000	Measured	268	PATRIOT
8/31/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

